

065.0

0004

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

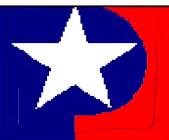
915,800 / 915,800

USE VALUE:

915,800 / 915,800

ASSESSED:

915,800 / 915,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
28-30		GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SMITH DEBORAH T	
Owner 2:	
Owner 3:	

Street 1: 39 ELDRIDGE CT

Street 2:

Twn/City: HINGHAM

St/Prov: MA Cntry: Own Occ: N

Postal: 02043 Type:

PREVIOUS OWNER

Owner 1: SMITH JOHN J -

Owner 2: SMITH DEBORAH T -

Street 1: 28 GLEN AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,490 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8490		Sq. Ft.	Site		0	70.	0.79	12									472,290						472,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	8490.000	443,500		472,300	915,800		41877
							GIS Ref
							GIS Ref
							Insp Date
							11/17/18

PREVIOUS ASSESSMENT								Parcel ID	065.0-0004-0018.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,600	0	8,490.	472,300	915,900	915,900	Year End Roll	12/18/2019
2019	104	FV	344,200	0	8,490.	438,600	782,800	782,800	Year End Roll	1/3/2019
2018	104	FV	344,200	0	8,490.	438,600	782,800	782,800	Year End Roll	12/20/2017
2017	104	FV	322,600	0	8,490.	384,600	707,200	707,200	Year End Roll	1/3/2017
2016	104	FV	322,600	0	8,490.	350,800	673,400	673,400	Year End	1/4/2016
2015	104	FV	287,000	0	8,490.	310,400	597,400	597,400	Year End Roll	12/11/2014
2014	104	FV	287,000	0	8,490.	293,500	580,500	580,500	Year End Roll	12/16/2013
2013	104	FV	298,800	0	8,490.	279,300	578,100	578,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH JOHN J,	54318-476		2/22/2010	Family		1	No	No	
MERRILL/MARINO	43686-137		9/9/2004		480,000	No	No		
MARINO JOHN J	41575-530		12/8/2003	Family		99	No	No	
MERRILL SHARON	41388-260		11/7/2003	Family		99	No	No	
BAILEY MURIEL C	31836-125		9/19/2000	Family	150,000	No	No	4	
BAILEY MURIEL	28246-169		3/2/1998	Family		99	No	No	A

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/1/2012	962	Re-Roof	4,400	C					11/17/2018	MEAS&NOTICE	BS	Barbara S											
10/5/1995	577	Manual	15,000					V/SIDING-REP PORCH	4/29/2009	Inspected	189	PATRIOT											
									4/8/2009	Measured	372	PATRIOT											
									10/5/1999	Mailer Sent													
									10/5/1999	Measured	256	PATRIOT											
									7/29/1993		EK												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average									6	OFFP	OFPB	26	10		
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:										48	UAT	SFL	FFL	BMT		
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	2 - Hip			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average															
Color:	GREEN			A Kits:		Rating:																
View / Desir:				Fpl:		Rating:																
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C - Average			CONDOS INFORMATION																		
Year Blt:	1925			Location:																		
Alt LUC:				Total Units:																		
Jurisdct:				Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL:	STD			Phys Cond:	AV - Average		31.	%														
Prim Int Wall:	2 - Plaster			Functional:				%														
Sec Int Wall:		%		Economic:				%														
Partition:	T - Typical			Special:				%														
Prim Floors:	3 - Hardwood			Override:				%														
Sec Floors:		%		Total:			31	%														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																		
Subfloor:				Basic \$ / SQ:	170.00																	
Bsmnt Gar:				Size Adj.:	1.08896315																	
Electric:	3 - Typical			Const Adj.:	0.98980200																	
Insulation:	2 - Typical			Adj \$ / SQ:	183.236																	
Int vs Ext:	S			Other Features:	101500																	
Heat Fuel:	2 - Gas			Grade Factor:	1.00																	
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100			LUC Factor:	1.00																	
Solar HW:	NO			Adj Total:	642685																	
% Com Wall:				Depreciation:	199232																	
				Depreciated Total:	443452																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 065.0-0004-0018.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N					Total Yard Items:				Total Special Features:							Total:						